

UPLANDS ROAD

DRAYTON | PORTSMOUTH | PO6 1HR



GUIDE PRICE £500,000

Freehold

- Three Bedroom Detached Chalet Bungalow
- Good Sized Plot and Westerly Facing Gardens
- Garage (20' x 9') plus Driveway Parking
- In Need of Modernisation/Great Potential
- Living Room, Dining Room, Breakfast Room
- Sitting Room/Conservatory plus Laundry/Utility Room
- Popular Drayton Location
- No Chain





In Brief

A great opportunity has arisen to purchase this bright and airy Three Bedroom **DETACHED CHALET BUNGALOW**. Situated in a tree-lined and sought after location, Uplands Road can be found close to local amenities, bus routes, motorway links, recreational areas and also falls within the catchment for both Solent and Springfield schools. Whilst the property is in need of modernisation, it offers fantastic potential to extend (subject to the relevant planning consents) and also boasts a **GENEROUS WEST FACING GARDEN**, which really needs to be seen to be believed! The accommodation briefly comprises:- Entrance Hallway, Bedroom with Front Bay Window, Living Room, Dining Room with glazed doors leading out to Sitting Room which overlooks the Rear Garden and provides access to the Laundry/Utility Room. From the hallway, you will find a Downstairs Shower Room, Breakfast Room and the Kitchen which has door leading to a Garden Room and side of property. Upstairs there are Two Bedrooms (one with a 'sea glimpse') and Separate WC. The front garden is laid to lawn with flowers and shrubs and has a central path to front door. A paved driveway approach provides **PARKING**, and the **GARAGE** has an up-and-over door. The rear garden is of ample proportions, enjoying a westerly aspect with the majority currently laid to lawn. There are paved areas to the rear of the garden and smaller patios and pathways adjoining the property. The garden has an abundance of well-established bushes, trees, flowers and shrubs with raised planters and a garden shed. There is side access via a gate which leads through to the front. A truly delightful property that offers potential and scope to create a wonderful **FAMILY HOME**. Offered with **NO CHAIN**, we would advise an early viewing as soon as possible.

Guide Price £500,000

KEY FACTS

Freehold
Council Tax Band - E
EPC - to be confirmed.
Approximate Internal Area - 1721 Sq Ft.



UPLANDS ROAD

DRAYTON | PORTSMOUTH | PO6 1HR



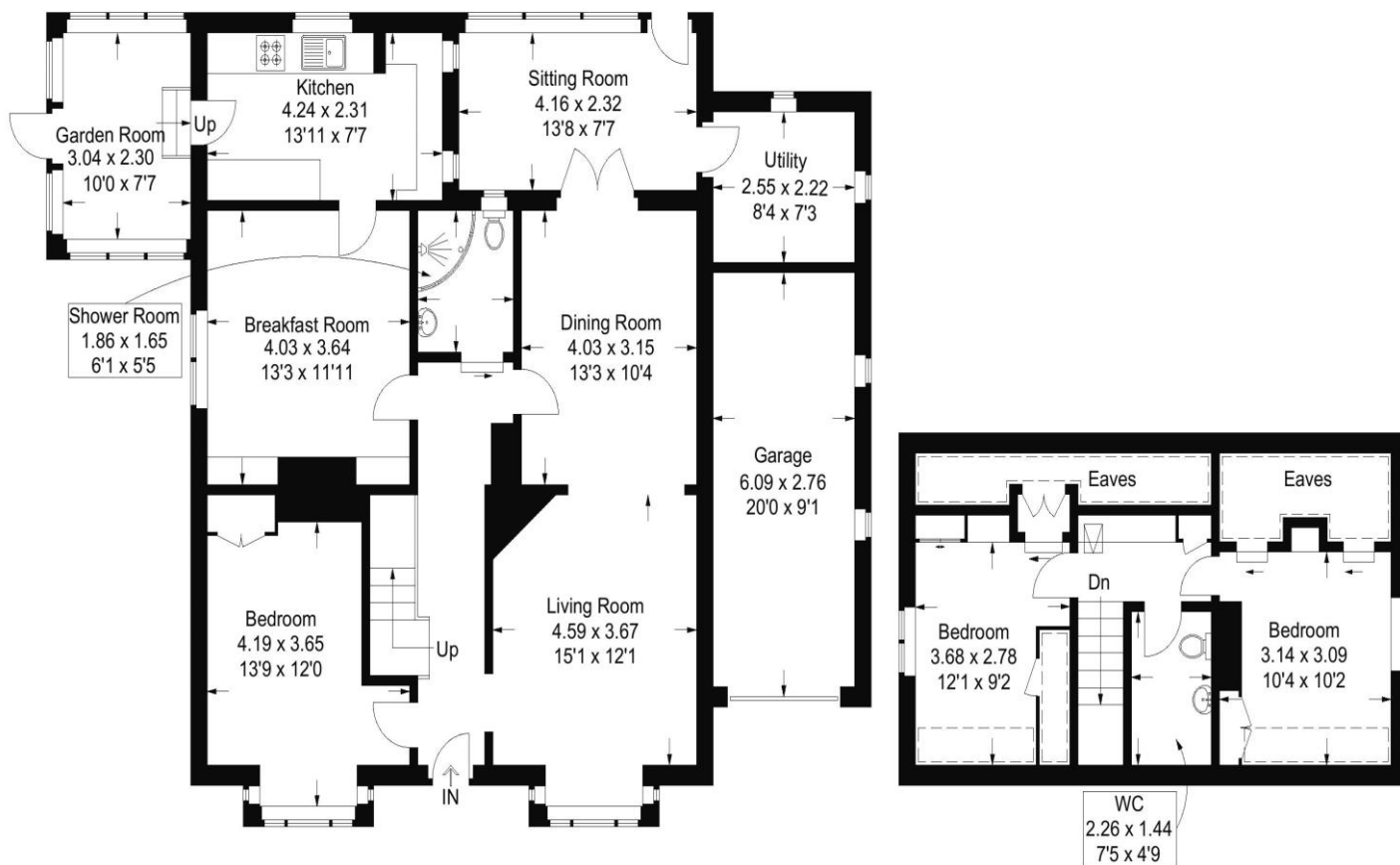
Uplands Road, Drayton

Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 9.5 sq m / 102 sq ft

Total = 169.4 sq m / 1823 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marnion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

